



Metro Codes

E—News For Neighborhoods

Metropolitan Government of Nashville and Davidson County

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"It was a mix of everything that can go wrong in a neighborhood," said Bill Penn, Assistant Director in Codes.

121 Lucile Is Now a Vacant Lot

By Robert Nash, Commander East Precinct, Metro Police Dept.

The old trailer park at 121 Lucile has been a problem property for the Codes and Police Department for many years. In addition to continual codes violations that created an eyesore in the community, the property was a haven for prostitution and drug dealing. This was one of the first cases the Property Standards Flex Inspection Team tackled more than four years ago. "It was a mix of everything that can go wrong in a neighborhood," said Bill Penn, Assistant Director in Codes.



One of a dozen dilapidated trailers that became a magnet for a wide range of illegal activity.

Local business owners complained about the constant presence of prostitutes and their johns doing business up and down Dickerson Road, and area residents complained that their children could not even wait for the school bus without being subjected to all this illegal activity and the dangers such activities bring with them.

The East Precinct, working with Codes, began a full-court press to force the trailer park operators, Albert Franklin and Wendy Jefferson, to either comply with the law or vacate the property. While Codes was able to cause several of the more dilapidated trailers to be removed from the property, it was clear that the owners would use every trick in the book to hamper efforts by Codes and Metro Police to clean up the trailer park. After increased

patrols and enforcement activity, it was determined that the owners were not going to comply. The East Precinct then instituted a 24 hour, 7 day-a-week surveillance and enforcement operation with two goals in mind. The first goal was to suppress the visible prostitution and drug dealing occurring in the community surrounding the property. The second goal was to gather enough information about the people living at and visiting the property and their illegal activities to institute a nuisance action and force the trailer park out of business.

By June of last year, the operation had collected enough information for the Metro Legal Department to begin the nuisance suit process. At the same time, the East Police Precinct was able to locate the property owners who had been doing business as Dickerson Road Associates. Once the property owners where made aware of the nuisance that their tenants were creating they agreed to start eviction proceedings. After several court dates and legal wrangling by the trailer park owners, Franklin and Jefferson ultimately agreed to vacate and remove the dilapidated trailers from the property by December 31, 2007.



Very little effort was ever made to improve the condition of the dwellings

There were doubts about their ability to remove the trailers. The owners allowed the trailers to be stripped of most of the metal siding and other salvageable material, but in

121 Lucile Is Now a Vacant Lot

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the end, the shells of the trailers were left abandoned on the property. Anticipating the trailers would likely be abandoned, the East Precinct sought the assistance of another business in the community, PSC Metals. Over the past year, the East Precinct had developed a very good working relationship with PSC Metals in an effort to reduce the thefts of copper and other precious metals.

PSC Metals very graciously volunteered their time and materials to clear the property and give back to the Nashville Community. Along with another corporate partner, Woods Equipment, who supplied a bulldozer and loader, employees of PSC Metals braved the snowy weather on March 8th and spent the entire day making 121 Lucile a vacant lot.

The destruction of this business will be a real milestone for the surrounding neighborhood. Already, neighbors feel safe to

walk in the neighborhood. Police will see the workload in the area reduced by some 200 calls for service a year. Hopefully, in the near future the Codes Department will be able to assist a developer in bringing a good neighbor to the community.



What was once one of the worst sites off of Dickerson Rd. Is now an opportunity

Metro Action Gears up to Provide Free Meals to Summer Youth Programs

The Metropolitan Action Commission (MAC) is accepting applications for the 2009 Summer Food Service Program for Davidson County. These sites will be responsible for serving breakfast and lunch to any child, up to age 18 years, beginning June 2 through July 25, 2008.

Local organizations such as churches, community groups, summer school programs, summer camps or any other group that will serve children for any length of time during the summer are encouraged to submit an application. This program allows summer programs to provide free meals to young people as well as the surrounding community, which offsets the overall operating cost of their program.

"The objective of the program is to provide nutritionally balanced meals for children during the summer months," said Marvin D. Cox, director of MAC Community Programs.

Last year the Summer Food Service Program supplied 173,000 lunches and 48,000 breakfast meals. Youth may go to any site and receive free breakfast and/or lunch throughout the summer.

Organizations can submit their applications in person or by U.S. Postal Service to the Metro Action office, located at 1624 5th Avenue, North. Applicants may also call 615-862-8860, Extension 131. Applications are currently being accepted.



A History of Dept. of Codes & Building Safety Airs On Channel 3

The "History of Codes" continues to raise public awareness not only of the role the Dept. of Codes & Building Safety has played in the community, but its continuing role as the other "public safety" department of Metropolitan government.

"This series provides an opportunity for the public to see the contribution that the Codes Department has made as it addresses building and public safety issues as well as quality of life issues that have affected the community," said Terry Cobb, director of Codes and Building Safety.

Cobb, who has served as the Director of Dept. of Codes & Building Safety since 1990, believes that this series will go a long way toward answering many questions that the public may have regarding Codes and its policies.

The series titled, "The Metro Department of Codes and Building Safety Presents..." has been produced in cooperation with Metro Channel 3 and marks the second year that a program concerning Codes Administration has been featured on the local government channel.

"A History of Codes" is a series of 10 programs which highlights the role that it has played in the evolution of Nashville into a major American city.

MAYOR ADDRESSES WATER FEES IMPACTING SMALL BUSINESS

Ordinance alters payment schedule for capacity fees

Mayor Karl Dean has proposed a solution for business owners negatively impacted by water capacity fees charged for new service connections by Metro Water Services.

The ordinance submitted by the Mayor's Office allows capacity fees to be paid in installments over time, removing an unintended barrier to small business development in Nashville. The capacity fees offset the effect of increased demand on the water system infrastructure.

"Nashville has seen tremendous redevelopment in our urban neighborhoods in the past few years. While these fees serve a clear purpose, they have unintentionally prevented some entrepreneurs from being able to open a small business in these areas. This ordinance is a way for us to help those business owners and make sure our economic growth continues," Mayor Karl Dean said.

Currently under the Metropolitan Code, customers establishing a new water service connection are required to pay the capacity fee in full before a permit is issued. The ordinance allows the directors of Metro Water and the Finance Department to establish a partial payment agreement with commercial customers, where payment would be made in 36 equal monthly installments.

"This legislation is clearly a good first step toward correcting the unintended consequences that have negatively affected small businesses. The mayor should be applauded for taking this step and his future willingness to look at water rates and fees overall. Erik Cole, Council member and chair of the Budget and Finance Committee, said.



You are cordially invited to attend the



45th Annual State of Metro Address

by

Karl F. Dean

Mayor of the Metropolitan Government
of Nashville and Davidson County

May 13, 2008
10:30 a.m.

Grand Reading Room
Downtown Public Library
615 Church Street

Limited seating available.

Reception in the Library Courtyard
immediately following the address.

To request an ADA accommodation please call 862-6034

Xeriscaping

Xeriscaping refers to landscaping in ways that do not require supplemental irrigation. It is used in areas of the country that do not have easily accessible supplies of fresh water. The word Xeriscaping is from the Greek word *xeros* (meaning “dry”) combined with *landscape*.

Originally developed for drought-afflicted areas, xeriscapes today have broader appeal throughout the U.S. With water now considered a limited resource, landscaping projects can benefit from this alternative. LEED-certified buildings are able to receive credits for using xeriscapes techniques, whether the building is commercial or residential.

The word Xeriscaping is from the Greek word *xeros* (meaning “dry”) combined with *landscape*.

Xeriscapes do not have a single look – almost any landscaping style can be achieved. The principles can be applied to all or part of a yard, in any geographic region of the U.S.

BENEFITS:

Saving Water

For most of North America, over 50% of residential water

is used to irrigate landscapes and lawns. Xeriscaping can reduce landscape water use by 50-75%.

Less Maintenance

Aside from occasional pruning and weeding, maintenance is minimal. Watering requirements are low, and can be met with simple irrigation systems.

No Fertilizers or Pesticides

Using plants native to your area will eliminate the need for chemical supplements. Sufficient nutrients are provided by healthy organic soil.

Improves Property Value

A good Xeriscape can raise property values which more than offset the cost of installation.

Pollution Free

Fossil fuel consumption from gas mowers is minimized or eliminated with minimal turf areas. Small turf areas can be maintained with a reel mower.

Provides Wildlife Habitat

Use of native plants, shrubs and trees offer a familiar and varied habitat for local wildlife.

View From The Field

This is a new feature that will highlight some of the more interesting violations we encounter in the field. Our inspectors constantly have to deal with situations that range from bizarre to ridiculous.

We start this column off with a violation that was shared from another jurisdiction (thank goodness), but it is one that I am sure has at least been considered here in Nashville. To those who are thinking it, yes, this would be a violation of the property Standards Code!



EAST PARK COMMUNITY GALLERY presents *Our View of East*

A new community art project at East Park Community Center allows local residents to catch a glimpse of how area children and seniors view their part of the world. Although no formal photography classes are currently offered at East Park, a digital camera was delivered to the community center; children and seniors were instructed on its basic uses and functions and then told to capture “what East Park Community Center means to you.”



Excitedly rediscovering the park with a willing Recreation Leader in tow, children snapped pictures of the playground, skyline, and community center rooms. “This is fun!” yelled one child as he candidly posed for a picture. One month later, point at his portrait now mounted on the wall, “There I am!” he exclaimed. Community Center Facility Coordinator, Barbra Manuel, explained, “The

community has really responded to these pictures. There’s something very real about the photography. Everyone can relate to it.”

The slightly more reluctant seniors strolled quietly through the building with digital cameras as they explored portraiture with each other. Despite the fact that many of the seniors had never operated a digital camera “the seniors seemed to capture an essence of dignity in their pictures. It seems to be a true expression of how they see themselves,” explained Arts Coordinator, Natalie Segal.

The East Park Community Gallery is different from most because each exhibition focuses on building cross generational relationships and shared understanding with the broad community. Each generation has strengths to share and how they see their community leaving any underlying artistic interpretations to each individual viewer. The gallery exists with one single purpose: bridging communities through art.

Noted for her images of endangered architecture, fleeting moments in time candid subjects, and her constructive use of light and shadow, community artist Reese Raw was excited to be included with the mission of bringing East Nashville communities together. Although initially connected to Metro Parks by way of her son and his participation in Metro Parks’ Jam Band School of Rock, Faw’s enthusiasm to work with the program was really derived

from her own childhood experiences. Faw’s interest in photography developed at an early age and she fondly “remembers the excitement of climbing a tree to get ‘the (perfect) shot’” when she was just 11 years old. For Faw, that thrill still remains as she is a self-proclaimed “image thrill-seeker,” who is quick to grab a hardhat and scale decaying walls in order to capture that same moment of excitement.

The East Park Community Gallery project is a work in progress. All artwork on display is for sale so that the children and seniors may learn how to profit from their artistic endeavors. A portion of the proceeds from the sale of the art go to furthering visual art projects in Metro Parks’ community centers. Additionally, future plans consist of step by step inclusion of the children and seniors in the physical hanging and display of artwork. Themes will be planned with each term of Metro Parks’ classes such that the children and seniors are working to create their own interpretations of a particular idea. After the art is created and displayed. East Park Community Center teenagers will be led to reflect on the artwork through poetry and prose.

Metro Parks plans to create a new exhibit of children’s, seniors, and a community artist’s artwork and reflections three times per year. This gallery is free and open to the public during the East Park Community Center hours of operation. *Our View of East* runs through August 18. Also of interest, photographer Gary Layda’s multicultural pictures will be on display in the Senior Activity room.

East Park Community Gallery is located inside East Park Community Center. A reception will be held on Thursday, April 17 from 4:30 pm - 6:30 pm. This event is free and open to the public.

The exhibit is on display March 1 through August 28. East Park Community Center hours: Monday - Thursday 6:00 am - 8:00 pm; Friday 6:00 am - 7:30 pm; Saturday 8:00 am - 3:30 pm. For more information, please call 862-8448.

To The Right:
“Chair” by Reese Faw



Employee Highlights

Greg Stiles is a Property Standards Inspector assigned to the Flex team. Members of the Flex team are not assigned specific territories. They work on requests which cover the entire county. These may include neighborhood audits, Neighborhood Response Team inspections, and most recently, the Rental Inspection District Program inspections.



Prior to joining the Department of Codes and Building Safety in January, 2000, Greg worked in commercial real estate. He has spent twenty years working in multi-state commercial real estate development, acquisitions, brokerage and management. Ten of those years were spent as president and principal broker of his own commercial real estate firm. Greg's real estate experience has helped him make the transition to Property Standards Inspector, having already utilized his knowledge and experience with many of the same or similar issues dealt with in his current position as property standards inspector.

Mr. Stiles holds a B.S. degree and a law degree. In addition to his academic credentials, Greg is certified through the International Codes Council as a Zoning inspector, Residential Building Inspector, and a Property Maintenance and Housing Inspector.

Department of Codes & Building Safety

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Mayor—Karl F. Dean

Director—Terrence Cobb
Asst. Director—Bill Penn
Office Hours: Mon-Fri / 7:30-4:00



Terry Cobb and **Bill Penn** welcome your feedback on our e-newsletter. Please send your comments to [Bill Penn](#), Assistant Director, Property Standards Div , 862-6590

Save The Date - October 18th 12th Annual Metro Codes Charity Golf Tournament

The 12th Annual Metro Codes Charity Golf Tournament will be held on October 18th at the Ted Rhodes Golf Course. This year will again be a 4 person scramble with teams made up on a blind-draw. The \$60 entry fee includes greens fee, cart, great lunch, & more prizes.

Registration begins at 7:30 a.m. with a Shotgun Start at 8:00 a.m. Various sponsorships will be available.

Last year's tournament, through the support of 128 golfers and 99 sponsors, resulted in a record \$24,000 being donated to three local charities through the Metro Employees Consolidated Charities Campaign (MECCC).

This year, all proceeds will again go to the Metro Employees Consolidated Charities Campaign for the benefit of local charity.

We look forward to this year's event and to surpassing last year's donations to the local charities.



Golfers begin to "saddle-up" as they get ready for the Shotgun Start.

PASS IT ON!



Pass the word about our newsletter! We would be honored if you would share our newsletter with your colleagues and co-workers. If anyone would like to sign up to receive it themselves, they just need to send us their email, and we will be happy to "Pass It On" to them.



For information regarding accessibility, please contact Manley Biggers at (615) 862-6521 or fax (615) 862-6499. He can also be reached at manley.biggers@nashville.gov